

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Full Planning Application**

APPLICATION REFERENCE: 24/00927/FUL

Applicant Mr Irfan Malik Gristlehurst House Bury & Rochdale Old Road Heywood Lancs OL10 4BQ	Agent Mr Ben Mckeown GSM Industrial LTD Unit 5 Providence Works Norton Street Miles Platting Manchester M40 8EH
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Part I - Particulars of Application

Proposal: Erection of 2no. three storey detached dwellings and associated works including excavation and landscaping, creation of new vehicular access and car parking

Location: Hillside And Land To South Of Stable Hills, Chadwick Hall Road Rochdale OL11 4DJ

Valid On: 14 February 2025

DECISION: REFUSE PERMISSION**Refusal(s) (5)**

- 1 The proposed development would result in less than substantial harm to the significance of the Grade II listed Hill House through erosion of its remaining open setting and visual relationship with the Roch Valley. The identified public benefits of the scheme, including the provision of two market, higher value, larger dwellings, are limited and are not sufficient to outweigh that harm. The proposal is therefore contrary to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, paragraphs 212 and 215 of the NPPF, Policy P2 of the Rochdale Core Strategy and Policy JP-P2 of the Places for Everyone Joint Development Plan.
- 2 In the absence of an up-to-date Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment, the Local Planning Authority is unable to assess the likely effects of the development on biodiversity, including protected species and habitats, or to establish whether the proposal would

secure the required 10% biodiversity net gain. The proposal is therefore contrary to paragraphs 187 and 193 of the NPPF, Policy JP-G8 of the Places for Everyone Joint Development Plan, Policy G7 of the Rochdale Core Strategy and Section 40 of the Natural Environment and Rural Communities Act 2006 (as amended).

- 3 The submitted plans do not accurately show surrounding built development including accurate existing site levels and therefore fail to provide an accurate site context. As a result, the Local Planning Authority cannot properly assess the impact of the proposal on the character of the area and the cumulative impact in the setting of the Grade II listed Hill House. Insufficient information has therefore been provided to enable a lawful and informed decision, contrary to the NPPF, Policy DM1 of the Rochdale Core Strategy and Policy JP-P2 of the Places for Everyone Joint Development Plan.
- 4 In the absence of an Energy Statement, the application fails to demonstrate how the proposed development would minimise energy demand, maximise energy efficiency and reduce carbon emissions in accordance with the established energy hierarchy, or how it would achieve or contribute towards net zero carbon targets. In particular, the proposed design includes extensive south-facing glazing which has not been demonstrated to avoid unacceptable overheating, excessive solar gain or increased cooling demand. As such, the Local Planning Authority cannot be satisfied that the proposal has appropriately addressed thermal comfort, energy performance or post-occupancy impacts. Given that such matters may necessitate fundamental design changes, they cannot reasonably be secured by condition. The proposal is therefore contrary to Policy JP-S2 and JP-P1 of the Places for Everyone Joint Development Plan, the Greater Manchester 5-Year Environment Plan (2024), and the requirements of the National Planning Policy Framework in seeking to support the transition to a low carbon future.
- 5 The Local Planning Authority offered solutions to the applicant in order to make the development acceptable. The applicant was however unwilling to amend the plans. Without these amendments the development would not improve the economic, social and environmental conditions of the area and therefore does not comprise sustainable development.

Date of Decision: 04/06/2026

Melanie Hale
Head of Planning

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE. YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

Your attention is drawn to the following (2)	
1	The Local Planning Authority offered solutions to the applicant in order to make the development acceptable. The applicant was however unwilling to amend the plans. Without these amendments the development would not improve the economic, social and environmental conditions of the area and therefore does not comprise sustainable development.
2	The decision relates to the following plans and documents: - Drawing 020125JC-01 - Existing site plan and topo - Site Location Plan 1:1250 @A4 - Drawing G262-008 – Proposed Basement Floor Plan - Drawing G262-010revA – Proposed Elevations - Drawing G262-006 – Proposed Ground Floor Plan - Drawing G262-007 – Proposed Lower Ground Floor Plan - Drawing G262-009revA – Proposed Sections - Drawing G262-005revA – Proposed Site Layout - Application form signed and dated 13.02.2025 - Slope Stability Assessment dated 07 February 2025 prepared by TJ Booth Associates - Arboricultural Report and Arboricultural Impact Assessment reference 13583a/PH prepared by JCA Arboricultural and Ecological Consultants dated 1st September 2017 - Design and Access Statement dated September 2017 - Heritage Statement dated 24 August 2020 prepared by Paul Butler Associates

	- Phase 1 Environmental Audit prepared by TJ Booth Associates dated August 2017 rev 0. - SCP Technical Note dated 04 August 2017 ref SCP/17197/TN01
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The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

INFORMATIVE:

If you are unhappy with the decision to refuse permission, you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. Details of how to appeal can be obtained from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or via their website at <https://www.gov.uk/government/publications/planning-appeals-procedural-guide>.